



Petro Realty

Listing #236: Unbranded Full Service Gas Station With Snack Shop, Four Repair Bays for Sale with RE Near Springfield, MA

Asking price: \$399,000

Included in the Sale:

Land, business, furniture, fixtures and equipment.

Not included in the Sale:

Gas and parts inventory to be counted and sold at cost. Tools not included.

Description: This unbranded full-service gas station is located near Springfield, MA on a busy intersection across from a new high school (traffic count of 11,400 cars per day). The facility has a 3,000 square foot building with a convenience store and four repair bays that could accommodate seven lifts. Three of the bays could accommodate a state inspection machine. There are two dispenser islands with a total of four Gilbarco blending dispensers and two overhead canopies.

The site is currently a Citgo station and fuel volume is about 395,000 gallons per year. The station could pump more with more competitive prices and the site will transfer without a fuel supply contract. Store sales are \$8,000 per month. Lottery net is \$5000 per year. The site produces 400 inspection stickers per month. The inspection machine will NOT transfer with the sale. The repair bays are currently unused.

Three double-walled steel tanks were installed in the late 1990's and give the site 28,000 gallons of storage. There is a Ruby console and a Gilbarco tank monitoring system.

The lot size is 21,344 square feet. Building is approximately 3,000 square feet.

Highlights:

Gasoline volume: 395,000 gallons per year.

Equipment: Three double-walled steel tanks (16,000 NL, 8,000 Super, 4,000 CAM 2), four Gilbarco blending dispensers, Ruby console, two canopies, Gilbarco tank monitor, coolers, racks and counters from the convenience store.

Gasoline contract: None required.

RE Taxes: \$9,037 (estimated FYE 2007).

Utilities: There is municipal water and sewer to the property. Oil heat.

Environmental: Site has a valid Massachusetts Certificate of Compliance.

Call Aaron Cutler, business broker, at 866.735.5427 for more information.
The Seller has provided this business information. The broker does not certify or warranty this information.